

Spruce Way, Weston Village, Weston-Super-Mare, Somerset.

BS22 8HX

£255,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....A well presented semi-detached house with a conservatory and garage

The house is offered for sale with no onward chain, has been well maintained, is set in a cul-de-sac and comprises hallway, cloakroom, lounge, kitchen/diner, a good size double glazed conservatory, 3 bedrooms, a dressing area, bathroom, en-suite shower room, Westerly facing landscaped rear garden, gas central heating, double glazing, and a driveway to the garage

So if your looking for a house in good condition, like to spend afternoons in a sunny facing garden, want a conservatory to relax in, need a garage and love the thought of 2 bathrooms, then look no further and call House Fox Estate Agents

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached house
- 3 bedrooms
- Conservatory
- Garage and parking
- Landscaped Westerly facing garden
- No onward chain
- Bathroom, cloakroom & En-suite
- Well presented
- EPC-D



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Stairs to the first floor, double glazed window, radiator, doors to the lounge and cloakroom

Cloakroom:

Wash hand basin, low level WC, double glazing, radiator,

Living room:

4.56m x 3.72m (15' 0" x 12' 2") Double glazed window, radiator, cupboard, door to the kitchen

Kitchen:

4.80m x 2.45m (15' 9" x 8' 0") Sink unit, floor and wall units, built in oven and hob, double glazed window, radiator, double glazed doors to the conservatory

Conservatory:

4.06m x 2.61m (13' 4" x 8' 7") Double glazed windows, double doors to the garden

First floor landing:

Cupboard. loft access

Bedroom 1:

3.64m x 2.50m (11' 11" x 8' 2") Double glazed window, radiator, door to the dressing area

Dressing area:

Good size walk in dressing area, door to the en-suite shower room

En-suite shower room

Shower cubicle, wash hand basin, low level WC, radiator, double glazed window

Bedroom 2:

2.98m x 2.45m (9' 9" x 8' 0") Radiator, double glazed window

Bedroom 3:

2.51 m x 2.18m (8' 3" x 7' 2") Radiator, double glazed window

Bathroom:

Bath, wash hand basin, low level WC, radiator

Garden:

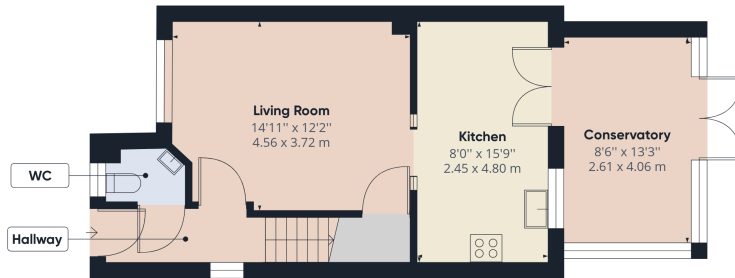
Westerly facing landscaped garden with artificial grass, 2 patio areas, side access.

Garage and Parking:

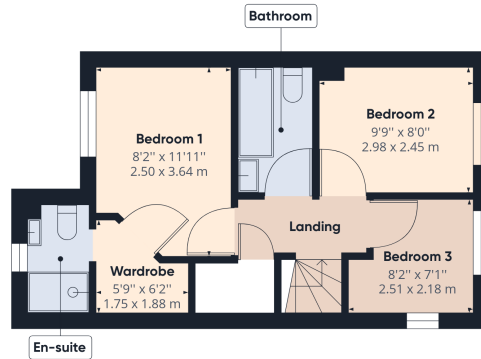
To the rear of the property is a driveway with parking for 1 car that leads to the SINGLE GARAGE which has power



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
859.70 ft²
79.87 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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